

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 591 Congress Street		Owner: Annamarie Trusiani		Phone: 774-3704		Permit No: 201054	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: *** D.L.M. Corp		Address: PO Box 52 Portland Maine 04112		Phone:		Permit Issued: SEP 20 2000 11 20	
Past Use: multi family		Proposed Use: same changes to 15 units		COST OF WORK: \$863,617		PERMIT FEE: \$5,208	
Proposed Project Description: renovations to 583,589, 591 fire damage		Signature: <i>[Signature]</i>		INSPECTION: Use Group A-3 Type: 30 Signature: <i>[Signature]</i>		Zone: 3 CBL: B-3 037-E-002	
Permit Taken By: K		Date Applied For: Aug 14 2000 K		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning/Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> see exemption Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Aug 14 2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CBO DISTRICT



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 591 Congress Street CBL: 037-E-002

Issued to Anna Marie Trusiani

Date of Issue April 24, 2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No.201054 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Units: A,B,C,D,E,F,G,H

APPROVED OCCUPANCY

Multi Family
Use Group R3
Type 3B
Boca 1999

Limiting Conditions:

Temporary for units I,J,K,L,M,N until May 15, 2001

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

05/02/01
MAA
AMT

COMMENTS

- 10/11/00 Saw floor from Street S. sub. ...
 10/11/00 - Polymat w/ Mc Dougall, P.S.H. & St. ...
 discussed conditions of permit w/ David Mc Dougall - He
 understood all - Rosh framing already done ok - Sherwell
 Plans will be sub. Rating at Dept of State for Merchant
 Board plans, w/ Engineer Seal will be delivered to us by
 10/18 - New Elec plans to Jim. Cullen by 10/18
- 10/17 - ON site with Lt. McDougall regarding sprinklers NBPA 13 system is to
 be used - walk site with Arch.
- 11/21/00 - walk project with Lt. McDougall work going as per plans
- 12/6/00 - Inspected project work going as per plans - Framing 95% complete
- 12/13/00 - Called for plumbing inspection - 2/3 left for seal
 Supply System etc - Waste System, Shower 'O' pressure ...
 (circled R)
- 12-14-00 Plumbing - supply & drain - OK - Test held on both - 9M
- 1-24-2001 walked projected work going as per plans - Talked with supt. about
 4 week before completion.
- 2-9-2001 - walked projected work going as per plans - Finishing work. 8

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 15 August 2009 ADDRESS: 591 Congress ST. CBL: 037-E-002

REASON FOR PERMIT: Renovations To 589-589, 591 Congress St.

BUILDING OWNER: Annamarie Trusiani

PERMIT APPLICANT: /CONTRACTOR D.L.M. Corp

USE GROUP: R-3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: \$867,617 PERMIT FEES: \$5,208.10

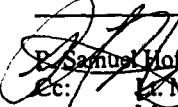
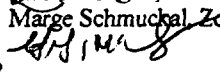
The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *12, *13, *14, *15, *16, *17, 11, 13, 17, 21, 22, *23, *22, *28, *29, 31, *32, *33, *34

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall installed and maintained to NFPA #13 Standard.
- *23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 E. Samuel Hoffses, Building Inspector
 cc: K. McDougall, PFD
 Marge Schmuckel, Zoning Administrator


FSH 11/25/99

****This Permit is herewith issued, on the basis of plans submitted and conditions placed the plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

****** Certificate of Occupancy Fees: \$50.00 each**

******* ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGN'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000 OR REQUIVALENT.**

LAND USE - ZONING REPORT

ADDRESS: 591 Congress St DATE: 9/19/00

REASON FOR PERMIT: Repair after fire - increase units from 14 to 15 unit

BUILDING OWNER: Ann Marie Trusiano C-B-L: 37-E-2

PERMIT APPLICANT: DLM Corp

APPROVED: with conditions DENIED: _____

#1, #7, #11 CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
- 3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
- 5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of 15 units. Any change in this approved use shall require a separate permit application for review and approval. *with this permit*
- 8. Separate permits shall be required for any signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc.
- 11. Other requirements of condition Please Note That it is Noted That you are Adding an Additional dwelling unit during this repair after fire. If any more units are added within the next five (5) years, a Subdivision Review shall be required

Marge Schmuckal Marge Schmuckal, Zoning Administrator

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Dlark House Partners

August 14, 2000

Applicant
4 Brown St. Falmouth, ME 04104

Application Date
583-591 Congress St.

Applicant's Mailing Address
D.L.M. Corp. 871-1669

Project Name/Description
583-591 Congress St.

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development: Located Above Paul's Food Center. Add approximately 25 sq.ft. on roof decking for a second means of egress connecting to an existing stairwell. This is not visible from the street. Adding approximately 165 sq.ft. for a second means of egress to the fourth fl. of 591 Congress St. This egress will add an additional floor area to the existing means of egress. The building footprint will not change. All changes have been accepted by the Historical Preservation Committee.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Changes are within the building's ft. pr Print. Will add volume to fourth floor egress appr. 165 sq.ft.	<input checked="" type="checkbox"/>
No. 165 sq.ft.	<input checked="" type="checkbox"/>
No	<input checked="" type="checkbox"/>
Yes. Not Applicable	<input checked="" type="checkbox"/>
No	<input checked="" type="checkbox"/>
No Problems	<input checked="" type="checkbox"/>
Not Applicable.	<input checked="" type="checkbox"/>
Yes.	<input checked="" type="checkbox"/>

Planning Office Use Only:

Exemption Denied

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

~~Minor/Minor Site Review, Building or Use Permit Pre Application~~

~~Detached Single Family Dwelling~~

Multi Fam/Com

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: 591 Congress St. , Portland, ME			
Total Square Footage of Proposed Structure 14,594 sq.ft		Existing Square Footage of Lot 14,569	
Tax Assessor's Chart, Block & Lot Number Chart# <i>037</i> Block# <i>E</i> Lot# <i>002</i>		Owner: Clark House Partners Annamarie/Paul Trusiani	Telephone#: 7743704
Lessee/Buyer's Name (If Applicable) NONE		Owner's/Purchaser/Lessee Address: Annamarie Trusiani 4 Brown St. Falmouth, ME	Cost Of Work: \$863,617 Fee: \$5,208
Proposed Project Description:(Please be as specific as possible) Minor renovation to 583-589 Congres St. Major renovation to 591 Congress St.			
Contractor's Name, Address & Telephone D.L.M. Corp. P.O. Bocx 52, Portland, ME 04112-0052			Rec'd By <i>(Signature)</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

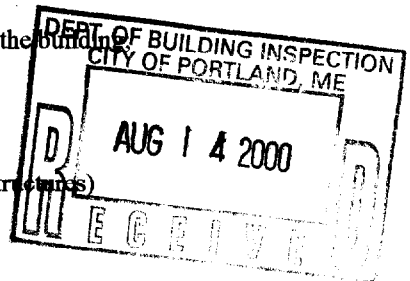
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>(Signature)</i>	Date: <i>8-14-00</i>
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Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



.....
D.L.M. Corp.

August 14, 2000

City of Portland
Building Inspections
Portland, ME 04101

RE: Building Permit for 583-591 Congress St., Portland, Maine.

Dear Madame or Sir:

Our firm has been awarded the contract for the complete historical renovation of The Hammond Heirs Block at 583-591 Congress St. The following attachments represent the proposed architectural, structural and primary electrical plans for the project. The project will be a design/build. The following is our aggregate plan.

Due to the extensive renovation to the project, we currently have a majority of the structural and electrical plans. However, due to the lack of knowledge of the existing structure this process will be ongoing and all licensed engineers will be participating in the design/build. Life safety and means of egress plans have been accepted by the State Fire Marshall's office. Also, our engineer has prepared preliminary drawings of the existing and future floor layout. All plans shall be stamped by the licensed professional prior to final certificate of occupancy.

As you may know, the building is on the Historical Registry. We have participated in one on-site workshop and one committee meeting. The following items have been accepted from the Historical Preservation Committee: (1) Scope of work (2) Substitute products for masonry (3) Window manufacturer, profile, and exterior treatment. The storefront at street elevation has not been accepted. However, our proposal will replicate the original front of 591 Congress St. but will not be started until final acceptance from the Historical Preservation Committee.

Please feel free to contact me at 871-1660 or the above postal or e-mail address if you have any further questions.

I look forward to talking to you.

Sincerely,



David L. McDonald

President
.....

Scope of Work Outline Document

For

**The Hammond Heirs Building
591 Congress St.
Portland, Maine**

Date: August 7, 2000

Owner: The Clark House Partners
591 Congress St.
Portland, Maine 04101

Architect: Whipple-Callender Architects
← Joseph Delaney →
551 Congress St.
Portland, Maine 04101
- called -

775-3631-43
31 Aug 2k

Structural Engineer: EPD Consulting Engineers
Larry Wichroski
PO Box 575
Freeport, Maine 04032

General Contractor: D.L.M. Corp.
440 Forest Ave.
PO Box 52
Portland, Maine 04112

.....
D.L.M. Corp.

August 7, 2000

Anna Marie Trusiani
Paul Trusiani
591 Congress St.
Portland, Maine 04101

RE. Scope of Work in review from the architectural plans and labor and materials specifications for 583-591 Congress St.

Dear Anna Marie and Paul:

The following represents a brief description of the Scope of Work that will be done to 583-595 Congress St. The scope of work will be an addendum to the A.I.A. Contract, the Labor and Materials Specifications, and the architectural plans.

The scope of work is as follows:

General Improvements:

All design and construction will comply with all applicable building, fire and safety, ADA and historical restoration codes and requirements and all other legal requirements excluding any work which is required to Paul's Food Center unless otherwise included in the scope of work. All apartments will be cable ready. All suspended ceilings in bathrooms will be replaced with new suspended ceilings. All new appliances will be provided in the Hammond Heirs Block (6 units) including refrigerators, stoves, stove hoods, dishwashers and disposals. One coin operated washer and dryer in the laundry room. A security system will be installed including cameras: two at the entrances and one in the laundry room. The contract price includes poured concrete cornices and other exterior historical detail, and if fiberglass or other suitable material is used for the exterior detail, a change order reflecting the change and price savings will be executed.

Exterior Work to 583-585 Congress St.:

583 Congress St will require interior and exterior work. The exterior work will include a new asphalt three tab shingled roof on the rafter area and a new rubber membrane roof with scupper drains to the slightly slope roof on 585 Congress St There will be two new exterior means of egress for two separate apartments. The first means of egress shall exit in the rear of the 583 Congress St., cross over the existing roof and enter the existing stairwell for apartment

Interior Work to 583-585 Congress St.:

Interior work to apartments will consist of mechanical, electrical and cosmetic. Mechanical work will consist of one NFPA R-13 sprinkler system through out the building including the Paul's Food Center area. The primary power service line may have to change to a new service. The new service is not included in our price at this time. There will also be two heat exchange units added to two apartments as designated by the owner.

Electrical service will include attaching all existing wires, replacing all junction boxes (if needed) and installing new lighting, emergency lighting and exit signs in the hall ways. Existing apartments will receive all new outlets and switches and new boxes to the existing cable boxes. New lighting and fan fixtures and intercom system will replace existing if needed.

There will be a new one-hour fire rated drop ceiling for Paul's Food Center.

Cosmetic work will consist of: patching, painting, new baseboard (MDF speed base), bookshelves, existing kitchen cabinet doors will be fixed, all existing interior doors will be patched and polyurethane where needed however, all apartment entrance doors will need new 1 ½ hour doors, new pre-finished oak flooring will be installed in all living rooms, all kitchens and bathrooms will receive new V.C.T. manufactured by Armstrong, all bedrooms will receive Berber carpet with a six pound pad manufactured by Shaw industries. The common hallways will receive a 26-ounce commercial grade carpet Manufactured by Shaw Industries.

Brick shall be exposed cleaned of all paint and debris and polyurethane covered where the brick is in fair condition.

Hammond Heirs Building at 591 Congress St.

Hammond Heirs Building scope of work consists of the majority of this contract. The building is on the historical landmark registry and shall require final approval by the City of Portland Historical Preservation Committee. This approval will be the responsibility of the General Contractor, D.L.M. Corp. Currently, the building is unoccupied due to a fire in December of 1999. The fire and/or water completely damaged the interior of the first, second, third and fourth floor as well as damaged the exterior of the back third floor and the complete fourth floor.

The scope of work will consist of the following:

Interior demolition, clean up and stabilization of the existing structure. Installation of new floor framing at the partitions of floor three and the entire fourth floor, to support roof farming and brick veneer to match existing, if such system can be used at savings to Owner over double bricks. New structural roof framing to match proportions of original building. Enclosure of framing approved structural substrates. Creation and installation of approved replicas of original stone detail lost to fire. Installation of approved replacement windows to replicate original window style. New asphalt shingle roof at sloped roof with E.P.D.M. .06 mill. at front dormer and rear flat roof. Installation of new fire stair to four levels of the building. Apartments L will be redesign as specified by Owner (shop drawing will be done prior to construction of this apartment). Two new apartments will be constructed on the fourth floor. See general notes for systems and interior finishes. All work to be executed

according to architectural drawings and approval conditions of the City of Portland, State of Maine and B.O.C.A. rules and regulations.

Exterior Work to 591 Congress St.

The exterior work will consist of brick and mortar, architectural pre-cast concrete detail molding and cornices, exterior roofing which will be three tab asphalt shingles and .06 mill. rubber membrane roofing on the oval shaped roof, wood trim and detailed molding with brackets, exterior painting, aluminum insulated windows, and a new exterior entrance to the front of the building as specified by the architect. The exterior architectural molding may differ in material, however, the appearance will not change from the original design of the building.

Interior Work to 591 Congress St.

The interior work will consist but not limited to the following:

Demolition of existing interior walls and sub-flooring, cleaning of any mildew or fungus, interior brick shall be power wash. There will be removal of one opening 5*7 ft. for the expansion of Paul's Food Center.

Interior brick wall system that is not removed shall be inspected by the Engineer and will be purged as specified by the engineer. Any area of the wall which does not meet inspection shall be removed and replaced or purged with Comproco Type I Structural Skin.

All exterior walls shall be framed with 2*4 and 2*6 k.d. studs as specified by the engineer that will allow for the following: (1). carry existing floor loads to the basement level and (2). allow for an insulation application. Currently, the brick exposed will be at the first floor side walls, second floor along the hallway between the two buildings and at the chimney extensions, third floor at the chimney extensions. The front stairwell in wall may have the ability to be exposed, however, at the time of this proposal, we do not know if this is possible. There will be two L.V.L.'s staggered, glued, and nailed running the length of the building on each floor where the existing floor joists come together at approximately 7-6' from the brick wall bordering 585 Congress St. All interior non-bearing walls shall be 2*4 steel studs. All partition walls separating apartments shall be 2 hour fire rated walls.

Electrical work will include: relocation of existing meters to the basement of 585 Congress St. This area is currently housing the six existing meters for the apartments in 583-585 Congress St. This area will become a fire rated room as per code with one 1 ½ hour fire door with closer and handset. Electrical work to the apartments will be per code and per schedule of the Electrical Engineer, Ralph Sweet. The new apartments will receive lighting in all closets, kitchen and dining areas, and a light/fan in bathrooms that will be direct vent. Common area space shall have new florescent wall sconce lighting in an architecturally appealing fixture.

Fire Alarm System shall have hardwired smokes in all bedrooms, living areas, and hallways that will be a centrally monitor system. This system will be pre-engineered by the licensed alarm company and shall meet all local, state and federal codes.

Sprinkler System shall be a NFPA R-13 system that shall tie into the existing system of 583 Congress St. This system will require 200 coverage for common living areas and 130 coverage for non-barrier space over six sq. in. unless the space is fire rated. This system

will be a design/build bid and shall be accepted by all local, state, and federal agencies prior to installation.

Plumbing system shall consist of but not limited to the following: new p.v.c. waste pipes from the existing cast iron system which is not damaged. If the plumber finds this system damaged then it is the responsibility of the Contractor to replace this system. There will be new 3/4" copper L domestic water lines going to each unit. Each unit shall have a shut off valve at the main entrance as per code. Each fixture shall have a shut off valve at each unit. Each unit will receive one toilet, bathroom sink, 5-0' fiberglass tub, dishwasher hook-up, two bowl stainless steel sink with food aerator.

Heating system will consist of six monitor heating systems. This system will require reusing three existing monitor heating systems. Gas piping will be required from the currently location for feeding these systems.

Insulation will consist of all exterior walls, partition walls, stairwell walls bordering any and all to apartments and the fourth floor ceiling rafters. This insulation will be R-13 in all 2*4 walls, R-19 in all 2*6 walls and R-38 in all roof rafters. Roof rafters shall have adequate battening for ventilation.

Sheet rock will consist as per code. All sheet rock shall be Rated X 5/8" thick and shall bear the fire rated stamp. The sheet rock will be two-hour rated as follows: between apartments and hallways, between apartment walls, and all stairwells. Sheet rock shall be adequately fastened every eighteen inches with #6 sheet rock screws. There shall be three coats joint compound at all seams.

Carpentry will consist of new Marralot Oak Cabinets with pre-formed formica counter tops. Cabinets will consist of wall and base as per design of D.L.M. Corp.'s layout. This will be included in the architectural plans. Trim for windows and doors (excluding fire doors) will be M.D.F. Windsor casing and baseboard shall be M.D.F. Speed base with the attached dust cap. All window returns shall be made of wood. Each apartment will have one book casing installed.

Flooring will consist of the following: living rooms, kitchens and hallways of apartments will be pre-finished oak flooring, bedrooms and closets will be Berber carpet by Shaw Industries with a six pound pad. Bathrooms shall receive V.C.T. by Armstrong. All sub-flooring shall be 3/4" Advantek T & G that will be adequately glued and fastened. All surfaces will be clean of debris and dirt prior to installation.

Painting will consist of Sherwin Williams Pro-mar 200 primer and finish. All walls shall receive one coat primer and one coat finish. The primer shall be tinted the same color as the finish. All M.D.F. trim will require one coat primer and two coats finish. Currently, we have priced out a two tone painting allowance with one color for walls and one color for trim. Between coats shall be adequately sanded. Doors shall be pre-finished.

Doors shall consist of the following: Fire rated doors shall be 1 1/2 hour rated birch pre-finished solid core manufactured by Steel Craft. All doors shall have 4" hinges with lever handle locksets. All locksets shall be master keyed. All interior apartment doors shall be pre-finished pre-hung birch doors manufactured by Brosco or equal. See door schedule under labor and material specifications for hand sets.

Miscellaneous work at hand:

The general contractor will do the following work to 593 Congress St.: patch the existing roof, replace existing sky light that has been damaged, and add one second means of egress to the store space (if allowed by City).

Conclusion:

The sole purpose of the Hammond Heirs building is to design/build a well insulated, structural sound and architectural appealing interior so to enhance the character of the exterior. This building shall house six new apartments, two on each floor. Though the actual design is not 100% complete, there is a well-understood scope of work in progress with the Architect, Joe Delaney, the structural engineer, Larry Wichroski, the electrical engineer, Ralph Sweet, and the general contractor, D.L.M. Corp's David McDonald.

D.L.M. Corp. has allowed for allowances that are consistent with the scope of work at hand. With this in mind, the architect's and general contractor's main goal is to provide six top quality apartments, one 1500 sq. ft. store space while providing an exterior architectural design that is consistent with the original building.

Memo

City of
Portland

To: Mark Adelson/Director of Housing & Neighborhood Services

From: Mike Nugent/Manager of Inspection Services

Date: 12/13/99

Re: 583-591 Congress St. (037 E002)

The following information is from our Housing and Building Files for the above location:

- Building Permit #00626 dated 7/25/78 w/floor plans. This permit appears to be for the area where the 12/11/99 fire occurred. It was for a single unit. Today there are two in that area
- Building Permit #01226 dated 11/13/81 w/ conditions. This permit is for \$310,000. worth of renovations to the second & third floors. This was for 10 units. There are currently 13 units. A 6/17/82 Certificate of Occupancy was issued, but does not give specific information with regard to number of units.
- 2-Notices of violation from Arthur Rowe dated 12/4/97, One indicating a violation with the division of the space, the other citing the egress issue.
- A Certificate of Compliance with conditions 6/15/98, indicating that the units were vacant and must remain so until such time as proper permits and compliance is achieved.

It appears that the 1978 permit was for the renovation of the third floor above 591 Congress St. they obtained the permit representing a single dwelling unit. The floor plan is similar to apartments L and M at 591 Congress St.

Sometime after that the unit was divided without a record of a valid permit into two separate units. Each with a single means of legal egress.

In December 1997, Inspector Rowe notified the owner and wife that this was a violation. In April 1998, as documented by the 6/15/98 letter, the units were vacant and not to be reoccupied in any way until these issues were resolved.

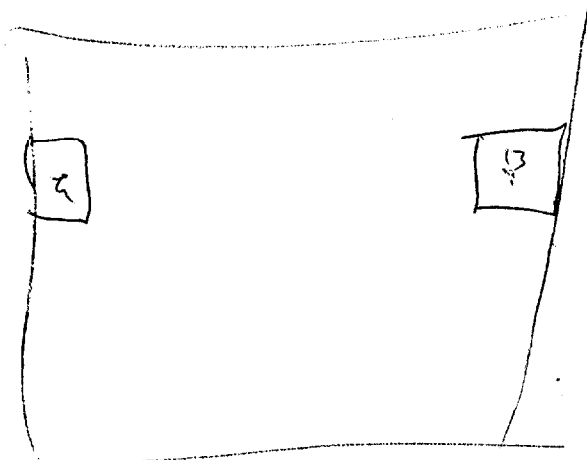
July 24, 1989 permit #002365 - 13 DU, 375
583-585 Trusiani

Nov. 9, 1981 - foodstore & APTS
10 family 585-591 - 10 FAM 37-E-2
Deep water Dev. east for Trusiani

PLAZA
Congress Sq. ASSOC. 579 Congress Eastland Hotel
1981 -> RC #055: Sen Inc -
164 units?

for the
fine job
that occurred
on 12/11/99

583-591 Congress St





PERMIT APPLICATION FOR REPAIRS

CHICAGO, ILL. 60601

ZONING DIVISION

OFFICE OF THE CITY CLERK

1. Name of applicant and address: PAUL COFFMAN, Cumberland

2. Location: 587 CONCORD ST., CHICAGO, ILL. 60641

3. Proposed use of building: apt.

4. Estimated cost: \$10,000

5. Material: No. stories: 3

6. Other buildings on same lot: None

7. Field Inspector: MR. [Name]

8. Dwelling: Yes

9. Garage: No

10. Masonry: No

11. Metal: No

12. Alterations: Yes

13. Demolitions: No

14. Change of Use: No

15. Other: No

NOTE TO APPLICANT: Separate permits are required for the installation and contractors of heating, plumbing, electrical and mechanical.

PERMIT IS ISSUED TO [Name]

DETAILS OF NEW WORK

Is any plumbing involved in this work? No
Is connection to be made to public sewer? No
Has septic tank notice been sent? No
Height over top of curb to top of plate? 10' 0"
Size of curb? 18" x 18"
Material of foundation? Brick
Kind of soil? Firm
No. of chimneys? 1
Framing: 2x4 studs, 2x6 joists
Size of studs? 2x4
Studs (outside walls and carrying partitions) spaced at 16" on centers
Joists and rafters: 2x6 on centers
Maximum span: 12' 0"

IF A GARAGE

No. cars now accommodated on same lot: 0
Will automobile parking be done other than within existing structure of proposed building? No

APPROVALS: BUILDING INSPECTION - [Signature]

ZONING: BUILDING CODE - O.K. E.S. [Signature]

Fire Dept., Health Dept., Others: None

Signature of Applicant: [Signature] Phone: 222-2828